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MONTCLAIR
NEW JERSEY

MONTCLAIR — NEW JERSEY

AND ITS ADVANTAGES AS A PLACE OF RESIDENCE

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HUGHES & WHITBY, INC.

REAL ESTATE, INSURANCE
AND MORTGAGE LOANS

HUGHES BUILDING, 300 BLOOMFIELD AVENUE
MONTCLAIR, N. J.

TO THE READER:

This little book is designed to reach those who have not seen Montclair or heard of its many advantages as a place of residence.

The illustrations given are only a few of very many and are from photographs showing them exactly as they are. Nothing has been misrepresented or overdrawn and you will find Montclair better than we tell you.

A copy will be mailed to you or any friend who is interested in knowing more about this charming town by sending address to Hughes & Whitby, Inc., Hughes Building, 300 Bloomfield Avenue, Montclair, N. J.

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F the people who build homes for themselves; there are three classes: those who have acquired money for which they desire a safe and permanent investment; those who by the betterment of their conditions and prospects feel warranted in taking this important step; and those who, feeling that they cannot afford to go on paying rent which will never return to them, prefer rather to see this money go out in the shape of partial payments for a home to which they will ultimately hold the title. To these three classes, living in New York, Brooklyn and nearby towns, this little Book is intended to appeal.

The advantages of the country over a great city as a place of residence are manifold, as evidenced by the fact that all those who can afford to do so, leave their city homes for a large portion of the year and go elsewhere. The expense of owning and maintaining a city house excludes the majority of people from possessing one, and the same argument holds good with rents in desirable parts of the city.

The home builder of moderate means must, therefore, choose between living in the country or the remote outskirts of the great city, and in the latter case, he

misses the advantages he sought, and meets with the inconveniences he tried to avoid. He spends a considerable part of his time in holding on to a strap in the elevated or surface cars; his every movement and almost his every pleasure involves expense; the danger to himself and family from contagious disease is enhanced; and to the wholesome influences of nature, he must remain a comparative stranger.

On the other hand, the man who lives in the country enjoys advantages which his city friends miss and must pay heavily to get. The social problem is easier, his surroundings are more wholesome, and in common with his wealthier neighbor he may derive benefit from them. The cost of living and the expenditure of time and money in getting to and from business are about the same in either case, but what would be an impossibility, generally speaking, in the city, is a problem of comparatively easy solution in the country; namely, the ownership of a home.

Taking it for granted — as we safely may — that few men will build for themselves a home in New York, the first question that presents itself to the prospective home-maker is "Where shall I build in the country?" We do not define the country town for desirable residence as a place made up chiefly of great expectations, remote from railways, unimproved and so sparsely settled that a man's house might burn down without his nearest neighbors knowing it. The only argument in favor of such a place is the cheapness of building lots which are usually expensive in the end.

No man can afford to establish himself permanently in a place which does not possess the following requisites:

Good elevation, pure air and pure water.
Accessibility to his place of business and excellent railway service thereto.
Improved and shaded streets, stone sidewalks and good sewers.
Well equipped local stores and markets.
Good schools and churches.
Good society and plenty of it.

If in addition to these it can offer still other inducements to those who are seeking a habitation, so much the better, and of such a place we desire to speak.

Montclair, N. J., is located less than fifteen miles and within thirty-five minutes ride from Broadway, New York. It has a population of about 25,000, a bonded indebtedness of only $1,489,000, and the assessed valuation is over $40,000,000. It is served by two lines of railways, the Delaware, Lackawanna & Western and the Greenwood Lake Branch of the Erie, there being four stations within the town limits on the latter road. There are one hundred and sixteen passenger trains daily. It is also connected by electric railway direct with Newark, five miles distant, and by electric lines to numerous other points. It has many miles of macadamized and shaded streets and over one hundred miles of flagged or cement sidewalks.

Montclair has been called and rightly so, "The Ideal Suburb," "The Town Beautiful," and "The Mountain Town." The Orange Mountain runs through and forms the westerly boundary of the town proper, the elevation being from 250 to 650 feet. The mountain side is covered with beautiful homes of many wealthy and cultivated people and the view from the mountain side and many other parts of the town is hardly surpassed by any place in the United States. New York, Newark, the Oranges and the country for miles around are in full view and afford a panorama that is a delight to the eye and of which one never tires. The air is pure, dry and bracing, its elevation making it one of the healthiest towns in the state.

The public schools of Montclair are of the best and are equal, if not superior to those of New York City or Brooklyn. It has one of the finest High School buildings in the country and the school itself ranks third in the United States. It has also one of the best, if not the best boys' academies in this country. It has six banks, over twenty churches, six fire companies, three newspapers, many clubs, golf, social and otherwise, public library, and free postal delivery to all parts of the town. It has a splendid system of sanitary sewers, a gas system, with many miles of mains and electric light system, both arc and incandescent. Its water supply comes from the upper water shed of the Pequannock River. The water is filtered before it is

delivered in Montclair and is absolutely pure. Gas is furnished for 90c. per thousand and electricity for ten cents and less according to quantity used.

Montclair has for years been noted for its many beautiful homes and its colony of families of wealth, culture and refinement. Some of its residences will compare favorably with those of any town in the country, not even excepting Newport. While it has many families of large wealth and affords special inducements to these to live there, it is ideal for the family of moderate means, who are seeking a place where they may be surrounded by culture and refinement and have the advantages that wealth always brings to a town without any greater cost than many towns without these advantages could offer.

The man of moderate means can secure a comfortable home in Montclair for less expense than the apartment he would have to occupy in New York and he will be measured and received socially by what he is rather than for what he is worth.

Added to these interesting facts are the many other numerous beauties of the place, its high rolling and mountain background, its shaded streets, picturesque walks and drives, its own park system connecting with the magnificent park system of Essex County.

Although in the last decade the population of Montclair has increased over fifty per cent., there has been no sudden and fictitious boom in property, but rather a steady and legitimate growth due to favorable location, exceptionally good railroad facilities, high altitude and fine surroundings.

Montclair is no place for the sensational real estate speculator with flaring advertisements, excursion trains and other pyrotechnic displays, including the occasional gift of a building lot. Land in Montclair is too valuable to give away, but there are good and sufficient reasons why this is so. It possesses an intrinsic marketable value, which insures a safe investment and enables the purchaser to dispose of his property without loss if he should decide to sell. It is possible to secure land more cheaply in many other places, many of which are caricatured in the papers as "Lonelyville," etc., but investments of property in such places promise a very undesirable sort of permanency, namely, a permanent inability to dispose of it without sacrifice.

We have merely alluded to the advantages possessed by Montclair in the way of railroad facilities, fine schools, improved streets, etc. It would be easy to dilate upon these things and to make comparisons in regard to other towns and cities in regard to them, but to the prospective buyer of property or the family wishing to

rent a home in Montclair, these advantages will speak for themselves. It is interesting, however, to state that the Delaware, Lackawanna & Western Railroad has just completed in Montclair one of the finest suburban terminals in America and the railroad service on both that road and the Erie is to be greatly improved in the near future.

Milk, fruit and vegetables can be had absolutely fresh each day and the local stores and markets will compare favorably with those in the Metropolis.

Favorable terms can be made for prospective homeseekers to buy a home already built, in Montclair or to build one to suit the individual taste. To those who hesitate to buy until they have a more abundant knowledge of the town we heartily advise and cordially invite them to come to Montclair and rent a house for a year, and we are confident we will be able to retain them thereafter as a permanent fixture.

Information regarding Montclair, its properties and values, either for sale or rent or to have plans prepared and arrangements made to have a home built for you can be secured by addressing Messrs. Hughes and Whitby, Inc., Hughes Building, 300 Bloomfield Avenue, Montclair, N. J.

High School, Montclair, N. J.

New State Normal School, Montclair.

Residence of Wm. B. Dickson, Esq.

Residence of James N. Jarvey, Esq.

CHURCHES, MONTCLAIR.

Home Views, Montclair.

Residence of Solomon Weight, Jr., Esq.

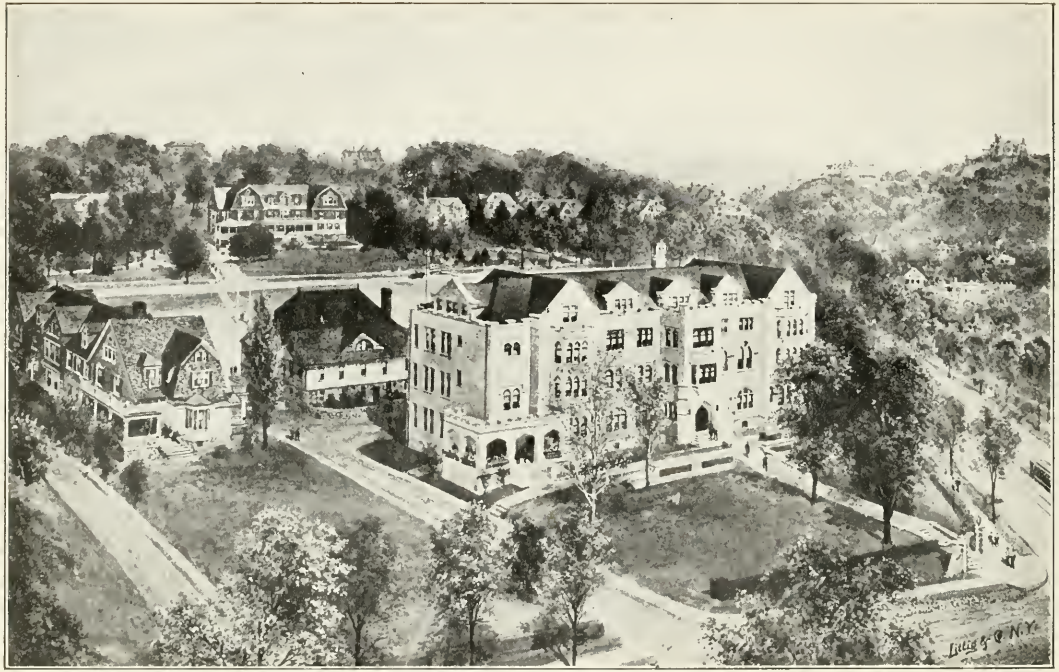
Residence of W. I. Lincoln Adams, Esq.

Street Views, Montclair.

Street Views, Montclair.

General View

NTCLAIR, N. J.

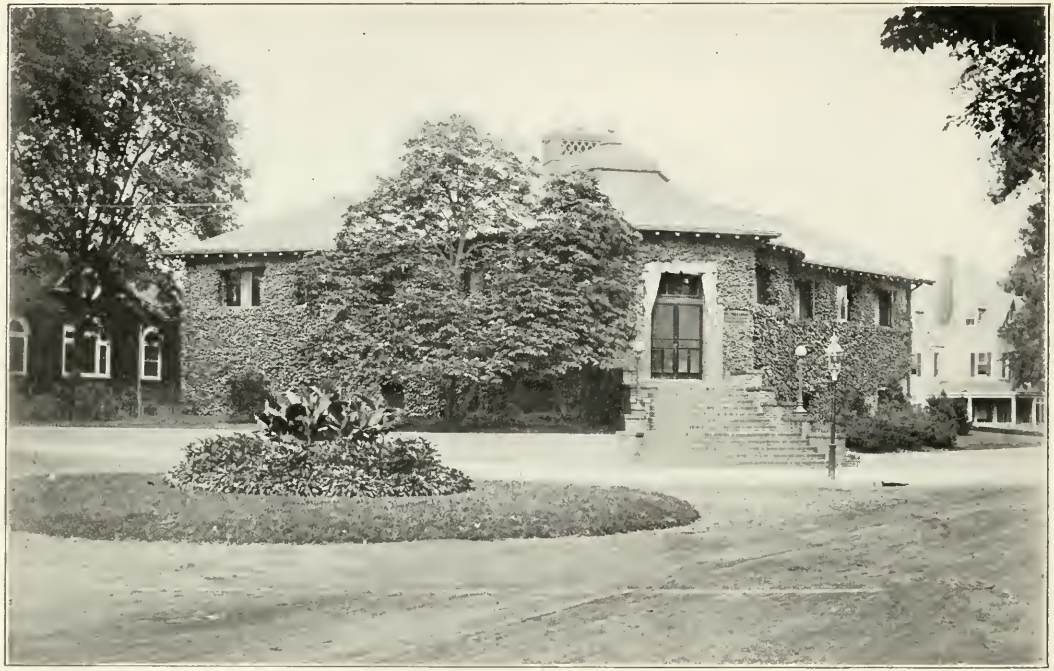


MONTCLAIR ACADEMY.

Montclair Hotel.

Residence of Ellis P. Earle, Esq.

Residence of F. G. H. Fayen, Esq.

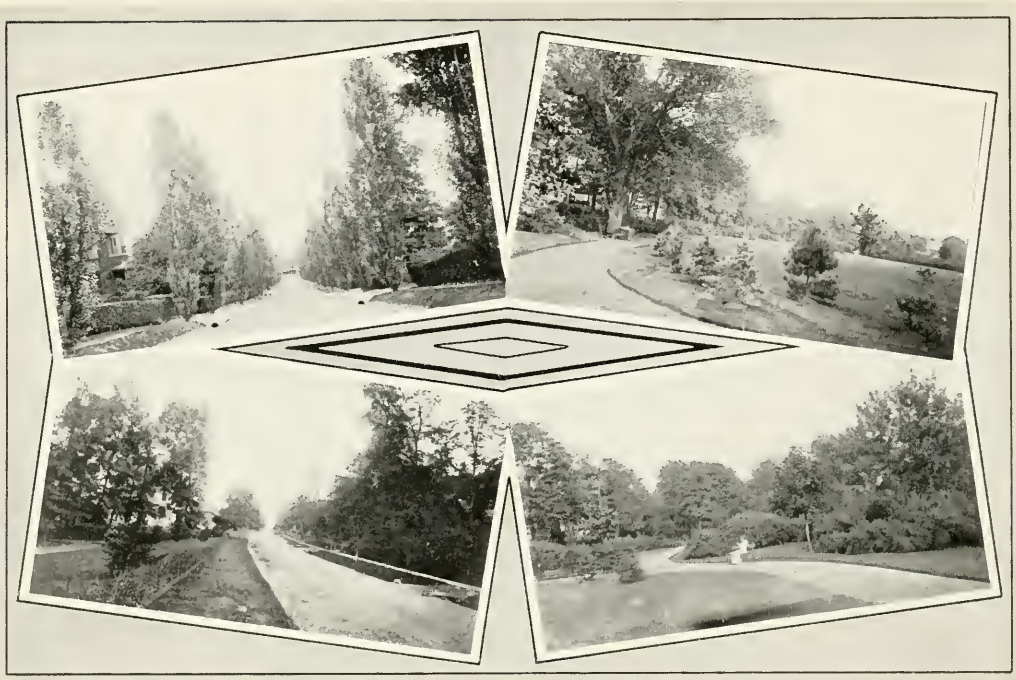


Free Library, Montclair, N. J.

Country Club.

Residence of A. C. Tuxbury, Esq.

Rockledge Road, Montclair, N. J.



A Bit of the Parks, Montclair.

A Street View.

Bloomfield Avenue from Montclair Centre.

Canoes on Verona Lake, Montclair.

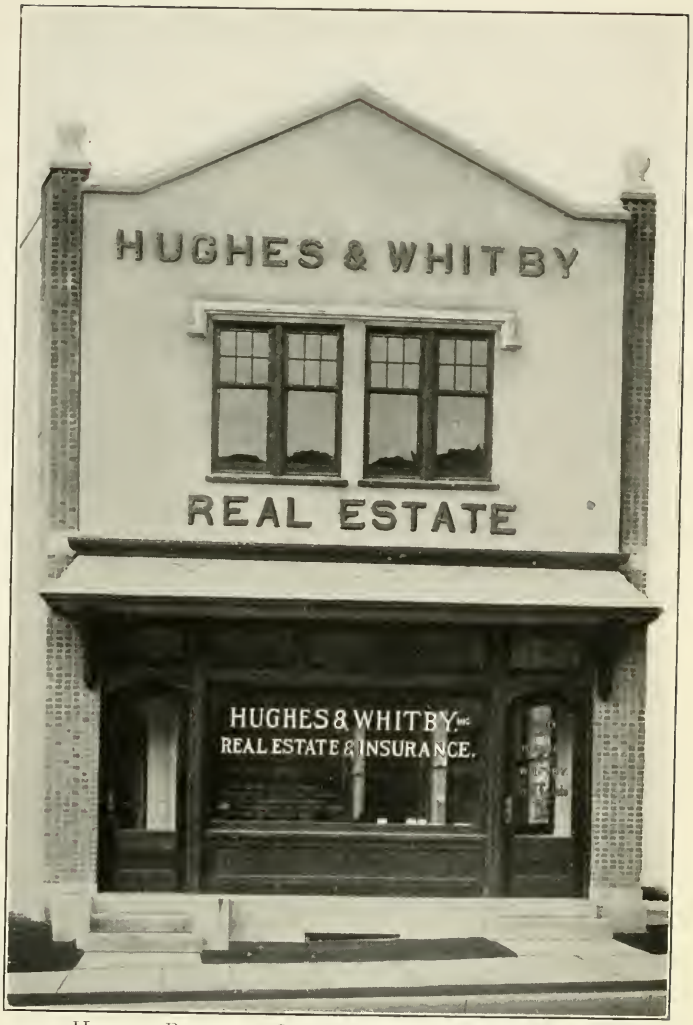
Children's Playground, Park System, Montclair.

CHILDREN'S PLAYGROUND, PARK SYSTEM, MONTCLAIR.

MAIN STATION, ERIE R. R.

PARK STREET STATION, ERIE R. R.

New D. L. & W. Station.



Hughes Building, Opposite Lackawanna Station

APR 25 1913

FRANK HUGHES, Pres. EDDY WHITBY, Treas. FRANK R. HUGHES, Sec'y

HUGHES & WHITBY

(INCORPORATED)

REAL ESTATE, INSURANCE AND MORTGAGE LOANS

HUGHES BUILDING,

300 BLOOMFIELD AVE., MONTCLAIR, N. J.

Property of every description in Montclair and surrounding territory for sale or rent.

Insurance in all its branches, including fire, liability, accident, automobile and burglary.

We make a specialty of automobile, liability and burglary insurance and are the authorized agents for this territory of the Globe Indemnity Company backed by $60,000,000 of assets of the Liverpool & London & Globe Insurance Company.

We arrange mortgage loans for any amount on desirable property. We have for sale mortgages on improved properties in Montclair and other towns in northern New Jersey, bearing 6% interest, free of tax. We also have desirable mortgages for sale, bearing 5% and 5½% interest, guaranteed by a responsible Title and Mortgage Company, under the supervision of the State Banking Department. These mortgages are first liens on the property in addition to the guarantee of the entire capital aud surplus of the Company and present one of the best and safest forms of investment on the market.

Full particulars regarding any properties or mortgages in this section will be furnished promptly on request.

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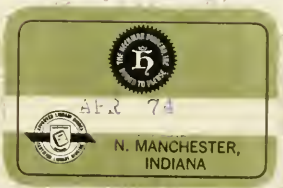
STYLES & CASH, NEW YORK.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